

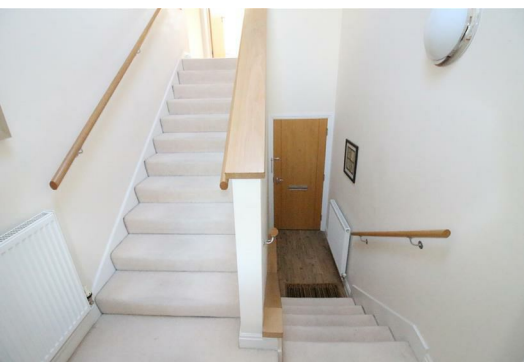


## 22 Auckland Place, New Zealand Lane, Duffield, Derby, DE56 4BQ

**£1,400 Per Calendar**



Located within the heart of Duffield village and constructed by Radleigh Homes, this is a superb three bedroom penthouse apartment which benefits from central heating and double glazing. Viewing is essential to appreciate the accommodation on offer. \*NO PETS\* \* NO SMOKERS\*



## DIRECTIONS

Leave Derby city centre along the A6 Duffield Road and enter the village of Duffield. Turn left onto Broadway and someway along this road turn right onto New Zealand Lane, where Auckland Place is situated on the right hand side. The apartment is situated on the left.

The well presented luxury accommodation in brief comprises: An entrance hall with secure intercom system and access to an internal hallway with staircase leading to the main apartment. A landing leads off to a large living space which must be seen to be believed! The living space has an area set aside as a seating area with open plan access to a dining area and quality kitchen with a range of integrated appliances.

The apartment boasts three good sized bedrooms, the master bedroom with dressing room and en-suite shower room, and there is a large luxury bathroom with twin bath and shower cubicle.

Outside, the property benefits from managed communal, allocated two car standing and is a short walk from the village of Duffield.

Duffield is a much sought after residential location with a range of facilities and the most sought after Ecclesbourne School is only a short walk away. Duffield is well located for ease of access to both Derby city centre and Belper, and this well presented apartment should be viewed to be fully appreciated.

## ACCOMMODATION

Entering property through secure communal entrance door, with staircase rising to the first floor where there is a door to the main apartment.

## SPACIOUS HALLWAY

With laminate floor, radiator and staircase rising to a half landing. The half landing has a radiator, window and further staircase leading to the main landing.

## MAIN LANDING

With two accesses to the loft, controls for the intercom system and a large walk in storage cupboard with open shelving.

## LIVING DINING KITCHEN

31'7 x 22'4 (9.63m x 6.81m)

This room can only really be appreciated by internal inspection as the main focal point of the property. The room is completely open plan with areas set aside for both relaxing dining and cooking, and the brilliant contemporary space is absolutely ideal for entertaining. The focal point of the room is the kitchen area which has a range of quality fitted units to include work surface and preparation areas, wall and base cupboards, an integrated stainless steel effect oven, five ring gas hob and shaped extractor over. The kitchen has a stainless steel sink unit with drainer, integrated fridge, integrated freezer, integrated dishwasher and freestanding washing machine. The kitchen area has a tiled floor and window to the side elevation, and open plan access to the both dining and living areas.

The living area has a window overlooking the front elevation, mounting for a flat screen TV, two double radiators, open plan access to the dining space where the quality Karndean flooring runs through to provide ample space for a dining table, and further Velux style window.

## BEDROOM ONE

14'10 x 14'5 (4.52m x 4.39m)

With mounting for a flat screen TV, double radiator, triangular shaped bay window, and open plan access to:

## DRESSING ROOM

With his and hers fitted wardrobes, radiator and access to:

## ENSUITE

7' x 7'3 (2.13m x 2.21m)

With low level WC, pedestal wash hand basin and twin shower cubicle, heated towel rail, and complementary tiling.

## BEDROOM TWO

15'6 x 10'3 (4.72m x 3.12m)

With window overlooking the front elevation and a door opening to a Juliet balcony, radiator, large storage cupboard and TV point.

## BEDROOM THREE

15'1 x 9'1 (4.60m x 2.77m)

With two velux windows and walk in storage cupboard.

## BATHROOM

8'5 x 9'0 (2.57m x 2.74m)

The luxury bathroom has a low level WC, wash hand basin and large twin bath with separate twin shower cubicle, complementary tiling, and heated towel rail.

## PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

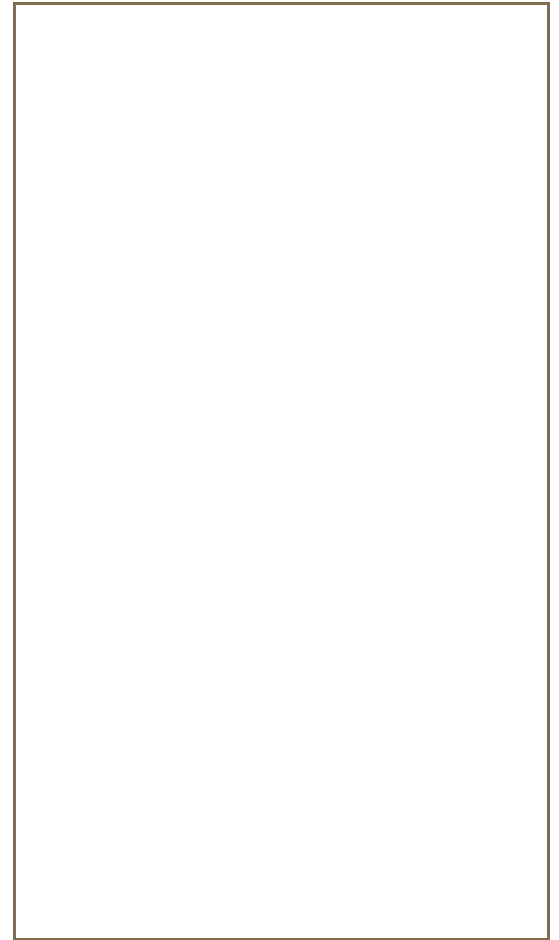
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property, particularly in respect of

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## Area Map



## Floor Plans



## Energy Efficiency Graph

